

LINE OF CREDIT PARCEL ANALYSIS

REPORT TO THE MAYOR

SITE LOCATION: 3536 ARSENAL WAY & 1701 PENNSYLVANIA

ENFORCEMENT FILE #: C98-619 & C98-620

ASSESSOR'S PARCEL #: 222401-2-104-2001
222401-2-105-2002
222401-2-103-2003
3741-000-022-0101 (Pennsylvania)

OWNER: SESKO, WILLIAM AND NATACHA

OWNER'S ADDRESS: 3536 ARSENAL WAY, BREMERTON, WA 98312

OWNER'S PHONE : (360) 479-0742

Attach responses to the following issues:

- I. Record of building, housing, environmental, health and zoning code violations at or associated with the site or owner.

Properties have been under zoning code abatement since 1995 due to junk yard conditions at both sites that is not allowed without City approval. Pursuant to Superior Court determination that properties are a nuisance, City now has a judgment which allows clean up of both sites.

- II. Strength of evidence supporting the City's current abatement action.

Kitsap County Superior Court has determined that the properties are a nuisance. Sesko appealed, but the City prevailed in the appellate court; State Supreme Court declined to hear the case.

- III. Documentation of likelihood that abatement will prevent deterioration of surrounding properties.

Arsenal Way property is already encouraging the occupants of the neighboring property to accumulate cars and trash. Clean up of this site will set an example for other property owners. Pennsylvania property is located in an industrial zone; however, the boats and degradation of the shoreline by Sesko may be having an adverse environmental effect.

- IV. Visibility of the site within the community.

Arsenal Way property is at the end of a main thoroughfare into downtown from the west side of the city. Based on the number of inquiries received regarding the condition of the site, it is very visible to the citizenry. The Pennsylvania site is less visible; however, it can be seen from Lions' Field and is very obvious from the water.

- V. A. Value of property after abatement. Cite source of value.
Tax assessor's records show that the Arsenal Way property was segmented into 3 separate parcels at Mr. Sesko's request in 1996.
222401-2-105-2001: \$210,000 (no building value)
222401-2-104-2002: \$321,500 (\$10,500 building value included)
222401-2-103-2003: \$156,000 (no building value)
Total \$687,500

3741-000-022-0101: \$ 96,000 (Pennsylvania Site)

- B. Owner's property or personal worth and liquidity of same.
Unknown

- VI. Estimated total cost of enforcement and abatement actions. Include administrative and quasi-judicial costs.

Estimate of creation of bid specifications:	\$ 12,626.54
Advertising:	\$ 1,000.00
Estimate of cost of removal (both properties):	\$400,000.00
Project management (optional by Parametrix):	\$ 10,000.00
Security (Off-duty BPD officer)	<u>\$ 16,248.00*</u>
	\$439,874.54**

*This figure is based on an hourly cost of \$33.85 for one off-duty BPD officer and a patrol car for eight hours a day, 20 days a month, 3 months. Actual cost cannot be determined until the successful bidder's time schedule is established.

These costs are **estimates only until bids are received. No administrative fees are added because the established administrative fee applies only to dangerous building abatements, not zoning actions.

- VII. Effectiveness of abatement actions in removing violation.

Sesko is permanently enjoined from using these properties in this manner again without receiving approval by the City. Frequent inspections of the sites will be required for as long as the Seskos own the properties to prevent recurrence of the conditions found on the site today.

- VIII. Criminal activity record of the site.

At the time of the first Superior Court hearing, testimony revealed that one of "West Sound's Most Wanted" persons was listed as living at 3536 Arsenal Way. Arrest warrant was for failure to appear on a drug charge; court records show Mrs. Sesko posted bail. Search warrant showed person was living in a bus at the rear of the property.

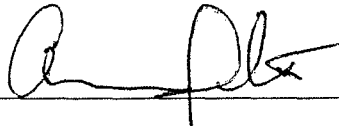
IX. Document safety and health threats the site presents to children.

Sesko testified that people are entering the Arsenal Way property, breaking windows on the vehicles and stealing items. The property is not fenced and a rear driveway from Marion Avenue allows easy access to the property without being observed. The site contains heavy equipment, broken glass, sharp metal, and hundreds of items which would attract children. The Pennsylvania property is less accessible due to its location in an industrial zone and the end of the street, but still would draw children to the sunken boats.

X. Is the site within a neighborhood which is the subject of a neighborhood plan or a Neighborhood Development Program "target" area. If not, how close, if at all, is it to any such area?

Neither property is within a targeted area. The closest neighborhood plan area for the Arsenal Way property is the Callow District, approximately 1 mile away. The Pennsylvania property is less than a mile away from the Anderson Cove urban renewal project.

Fire Chief Comments:

Signature:  Date: 4-26-01

Treasurer Comments:

Signature:  Date: 4/26/01

Mayor's Decision

Approve use of Abatement Line of Credit: Yes X No

Approve with conditions below: See comments below: